

**City of Lockhart
Planning and Zoning Commission
March 23, 2016**

MINUTES

Members Present: Phil McBride, Philip Ruiz, Bill Faust, Adam Rodriguez, Steve Visage, Christine Black

Members Absent: Manuel Oliva

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Daniel Mendez

1. Call meeting to order. Chair McBride called the meeting to order at 7:00 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the Minutes of the March 9, 2016 meeting.

Commissioner Faust moved to approve the March 9, 2016, minutes. Commissioner Visage seconded, and the motion passed by a vote of 6-0.

4. SUP-16-03. Hold a PUBLIC HEARING and consider a request by Daniel Mendez for a Specific Use Permit to allow a DF-2 Duplex-Family Development Type in the RMD Residential Medium Density District on 0.191 acre in Byrd Lockhart League, Abstract No. 17, located at 823 North Commerce Street.

Laura DeVore explained that the applicant would like to build a duplex on his vacant parcel. The subject property does not meet the minimum lot width requirements for a DF-1 residential development type, which is allowed by-right. The DF-2 residential development type would be allowed on the smaller lot size upon approval of a specific use permit. She showed the Commission photos of the subject parcel as well as adjacent properties.

Chair McBride opened the public hearing and asked for the applicant to come forward.

Daniel Mendez, of 1500 Century Oaks Drive, said that, because residential rental property is in high demand, a duplex would be a good use of the property.

Chair McBride asked if there were any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Ms. DeVore said that staff recommended approval of the requested DF-2 residential development type.

Mr. Gibson added that the site plan of the proposed duplex was included in the commissioner's packet, although it was not shown in the PowerPoint presentation.

Commissioner Ruiz asked why they were not building any sidewalks.

Mr. Gibson replied that since the property is not platted, and is not required to be platted either with a subdivision plat or a development plat, the City cannot enforce the subdivision standards, including the requirement to construct a public sidewalk.

Commissioner Rodriguez moved to approve SUP-16-03. Commissioner Visage seconded, and the motion passed by a vote of 6-0.

5. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Mr. Gibson informed the Commission that there would be several cases to be decided on agenda of the next meeting on April 13, 2016.

6. Adjourn.

Commissioner Black moved to adjourn, and Commissioner Faust seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:11 p.m.

Approved: 4/13/2016
(date)
Christine Banda Phil McBride
Christine Banda, Recording Secretary Phil McBride, Chair